



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 22, 2009
AGENDA DATE: July 29, 2009
PROJECT ADDRESS: 920 N. Alisos Street (MST2009-00298)
TO: Jaime Limón, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RB*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 2,102 square foot project site is currently developed with a single family residence. The proposed project involves a request to legalize "as-built" construction. The discretionary applications required for this project are Modifications to allow the "as-built" 68 square-foot bedroom addition, a laundry cabinet, and water heater enclosure to be located within the interior setback and open yard areas and parking within the front and interior setbacks (SBMC§28.18.060 & 28.90.001.I).

Date Application Accepted: June 24, 2009 Date Action Required: September 24, 2009

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Mark Morando	Property Owner:	Angela Hamilton
Parcel Number:	029-316-013	Lot Area:	2,102 sf
General Plan:	3 Units Per Acre	Zoning:	R-2
Existing Use:	One-Family Residence	Topography:	Flat

Adjacent Land Uses:

North - One-Family Residence
 South - One-Family Residence

East - One-Family Residence
 West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	578 sf	+68 sf "as-built" = 646 sf
Garage	N/A	N/A
Accessory Space	N/A	23 sf

C. PROPOSED LOT AREA COVERAGE

Building: 714 sf 34% Hardscape: 229 sf 11% Landscape: 1,159 sf 65%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 1.05 Proposed FAR: 0.32 = 30.5% of Max. Allowed FAR

IV. DISCUSSION

A recent Zoning Information Report prepared by Staff identified numerous violations on this property. Using City records it was determined the legal development on this site consisted of a single family residence of approximately 578 square feet and a detached one-car garage. Records reveal that the garage was removed between 1961 and 1971 and that at some point in time a slab was poured in the front and interior setbacks to provide one uncovered parking space. At some point after 1961 the bedroom was expanded by approximately 68 square feet. An unpermitted deck was then added off the rear of that addition. Two unpermitted storage cabinets were also added on the west side of the residence to provide storage and an enclosure for the water heater.

In an effort to abate the existing violations, the applicant is asking for Modification approval to legalize the bedroom as it exists. The rear deck will be removed and replaced with a small landing and stairs. Two small closets proposed for the west side of the residence will house the water heater and laundry facilities. The "as-built" and proposed construction requires Modification approvals to permit additions within the required interior setback and open yard areas.

Although it is Staff's policy to discourage use of the Modification process for legalization of illegal construction, Staff supports this request for the following reasons: 1) The bedroom expansion allows for a small house to be more usable; 2) The encroachment into the interior setback at the rear of the lot abuts a solid wall on the adjacent property, 3) The undersized lot area makes any expansion, other than a second story, impossible without Modification approval, 4) Uncovered parking within the required front and interior setbacks is consistent with the pattern of development in this neighborhood, 5) The cabinets proposed for housing the water heater and laundry facilities are small and secure amenities appropriate for a single family residence with minimal reduction to the already non-conforming open yard area; 6) The fence proposed at the rear of the concrete slab secures privacy for the open yard area as intended by the ordinance, 7) The Modifications will allow legalization of all structures on this property without intensifying the use or resulting in impacts to the neighborhood, and 8) The

area of encroachment created by the bedroom addition is "gained" by allowing the uncovered parking space to move closer to the street.

V. FINDINGS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements on the lot. The Modifications allow for relatively minor upgrades to the existing single family residence, located on an extremely undersized lot, without intensification of use or impacts to the immediate neighbors.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated June 23, 2009
- C. ZIR dated May 28, 2009

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

June 23, 2009

City of Santa Barbara Staff Hearing Officer
630 garden Street
Santa Barbara, CA 93101

RE: 920 N. Alisos Street, APN 029-316-013, Request for Modifications.

The owner of 920 North Alisos Street requests your consideration for required yard modifications; an open yard, an interior yard setback and a front yard setback modification are required to legalize the dwelling purchased in 1998 with a clean zoning report. The current owner did not create the requirement for any of the required modifications, but rather bought the property with the violations unbeknownst to her. She only found out about the violations upon the sale of the dwelling in the new zoning information report. The result of the new violations has caused the sale of the property to fall out of escrow due to the complexity of loans in the current economy.

The 2,102 square foot parcel is developed with a 578 square foot single story dwelling. The rear bedroom addition of 68 net square feet encroaches into the already non-conforming open yard and the interior yard setback. There is a rear raised wooden deck (7x11) 77 square feet with an enclosed W/D atop. The current dwelling is 648 square feet with the illegal bedroom. A W/H enclosure of 7 square feet and a yard tool storage enclosure of 7 square feet are attached to the north side of the dwelling within the non-conforming open yard. The City recognizes an uncovered concrete slab along Alisos Street and the northern property line, as the required parking for the property. The uncovered concrete parking slab is 8'7" wide and 28' 7" long from the front property line. The rear wood deck and W/D enclosure atop will be removed. A new minimum building code width stairway will exit the rear kitchen door to grade.

The proposed modifications: Modification "A" is to legalize the rear bedroom addition of net 68 square feet. Modification "B" will legalize the W/H and tool storage enclosures attached to the dwelling accessible only from the exterior. The as-built tool storage enclosure will be expanded 5 square feet to 12 square feet to accommodate the relocate W/D facility for the dwelling. Modification "C" will legalize the required uncovered parking space at 20 foot long by 8' wide, with the space abutting the front property line of Alisos Street, on the existing concrete slab.

Modification "A" to legalize the rear bedroom addition of net 68 square feet requires an open yard and interior yard modification. Modification "A" is justifiable by the fact that the relocation of the parking space will offset the open yard lost due to the bedroom addition. The bedroom addition matches the shed roof of the existing rear addition and is a uniform improvement in that it is done in a historical manner by being subordinate to the back of the house by using a shed rather than extending the gable. Historic houses in Santa Barbara pre-dating 1920 had shed additions for kitchens and bathrooms that were not part of the original floor plans. This bedroom is the only bedroom in the dwelling and would be an economic hardship if it had to be demolished. In fact it will be similar in cost to demolish and replace the two new open walls from demolition, than legalize the

bedroom and bring it up to code. The new addition will be able to meet Fire code and meet the 2007 California Building Code with a new footings and crib wall connections, drywall and insulation. The bedrooms interior yard encroachment is justifiable since the neighbor to the east is not affected by the encroachment. The neighbor's two-car garage at 956 Carrillo Road abuts the Hamilton's rear property line blocking sight of the area of addition and most of the dwelling itself. The garage on the property line blocks all noise, odors, provides privacy and the separation the interior yard setbacks were created to protect.

Modification "B" to legalize the W/H and tool storage enclosures attached to the dwelling is justified by the fact that W/H enclosures have always been allowed to encroach into interior setbacks, there is no other location for the W/H and the area is sloping and not really usable, as open yard. The as-built tool storage enclosure will be expanded 5 square feet to 12 square feet to accommodate the relocate W/D facility for the dwelling. This 19 square foot reduction for the W/H and W/D areas in the open yard is 3% of the open yard. The open yard was 679 square feet before the rear addition and is 673 square feet with approval of modification "C" which add part of the concrete slab to the open yard. The W/H and W/D areas reduce the 674 square foot open yard, 26 square feet to the 647 square feet total proposed.

Modification "C" is to legalize the uncovered parking space closer to Alisos Street on the existing slab. The uncovered concrete parking slab is 8'7" wide and 28' 7" long from the front property line. The City recognizes the parking space as 20' long, but at the end of the 28'7" slab. Therefore, the space starts 8'7" from the front property line off Alisos Street and runs 20' in length. The R-2 zone requires a 20' front setback for parking facing the street. Currently, a fence is located 17'5" from the front PL. The proposal is to relocate the fence to 20'0" from the front property line creating a 20 foot long by 8'7" wide parking space. This will create a parking space acceptable to the Transportation Department and be the same, as the pattern of development in the neighborhood. Next door at 952 Carrillo Road, two uncovered parking spaces are accessed off the curb on Alisos Street from zero feet to 20' from the front property line and 15'9" wide. Also, a modification was approved in 2006, two doors up at 948 Carrillo Road, for an uncovered parking space at the front property line on Alisos Street to 20'0" x 9'0" wide, to replace a dilapidated and previously demolished carport. There are other examples of parking at the property line on the block, see attached photos. The relocation of the parking space will allow the 8'7" by 9'0" area of slab to remain, as the only level usable open yard area. This area is currently used as a patio and it is directly accessible from the living room French doors. More importantly this area is 73 square feet of open yard, the same area as the rear bedroom addition requiring a modification within the open yard. The relocation of the parking space will replace the open yard taken up by the bedroom addition. The parking modification will allow a private outdoor amenity that adds to the legal open yard area and also prevent an unreasonable hardship by justifying not demolishing the only bedroom of the dwelling.

THE HISTORY

According to the Sanborn map in 1961 the legal one-car garage (9'4"x16'9") at the rear of the property, existed. Additionally, there was a rear shed roof addition attached to the gable end of the dwelling just short of the garage. A permit to relocate the garage

(A6819) in 1931 was abandoned. Aerial photos in 1955 show the garage with the gable running the opposite of the house.

City tax assessor reports indicate that the bedroom addition, Modification "A" area, at the rear of the dwelling was in existing pre 1971. The garage was demolished pre 1971, post 1961.

The property has had four zoning information reports (ZIR's) since the inception of ZIR's in 1976.

ZIR #5082 of 7-5-1979 1981 calls the property a single family residence. The report states there is NO parking. Zoning violations stated are a truck canopy and greenhouse within the interior yard setbacks.

ZIR #8177 of 3-23-1981 calls the property a single family residence, no parking stated and a rear deck and hot tub. The deck and hot tub are called out as within the interior yard setback.

ZIR #15310 of 12-8-1987 calls the property a single family residence with a rear deck, hot tub and storage shed 4x7. The shed is within the interior yard setback. The report states that the "lot size and absence of off-street covered parking on this lot are non-conforming."

Angela Hamilton bought the property under ZIR98-0731 of 7-20-1998. ZIR98-0731 calls the property a one family dwelling with an uncovered rear deck and a 4x7 storage shed. The 4x7 storage shed was the only zoning and building violation as it was within the interior yard setback and has been removed. The dwelling was a two-bedroom, one bath with one uncovered parking space. The front bedroom was removed to create a living room, see the historical floor plan.

The owner and I believe that the proposed solution to the violations, relocation of the parking space is namely a contrived matter, but it effects the design and open yard and helps to create a uniform improvement that is architecturally and functionally appropriate to a very small confined lot and an onerous situation. The approval of these three modifications will prevent an economic hardship to the owner who purchased a basically violation free property. Thanks you for your consideration in this matter.

Sincerely

Mark Morando
Morando Planning & Design

**The Fine Print
was changed on
12/12/06. Please
read it.**



As of 3/19/07, this ZIR contains an additional form that must be returned to the City. The form is the Sewer Lateral Inspection Program Disclosure. Please sign and return as directed on the form.

Zoning Information Report 920 N ALISOS ST

Date: 5/28/2009
To: Property Owners and Prospective Buyers of Residential Property
From: Planning and Zoning Staff
Subject: ZIR2009-00188

Thank you for ordering a City Zoning Information Report. The purpose of this report is to identify zoning and building violations; inform the buyer as to the nature of the violations as part of the State's full disclosure laws, and to document the violations, for immediate or future enforcement by City Staff. The contents of this report are based on a review of the City's files on the property, a physical inspection, and a review of the City's archive plans and other historical data that may be available, if necessary.

The property was inspected on May 8, 2009.

This Zoning Inspection Report expires on May 8, 2010.

The property's City Zoning Designation is **R-2**. Requirements of the property's primary zoning designation(s) are listed below. If there are multiple zones, the standards for the more restrictive zone shall apply.

Zone:

R-2 (See SBMC 28.18 for most recent amendments)

Lot Area Requirements for Residential Units:

6,000 s.f. - 7,000 s.f. 2 units allowed
7,000+ s.f. 3,500 s.f. lot area per unit

Front Yard Setback

One story portion of a building 15 feet
Garage facing the street 20 feet
Two story portion of a building 20 feet

Interior Yard Setback

6 feet
3 feet if the building is used exclusively for parking purposes

Rear Yard Setback

6 feet
3 feet if the building is used exclusively for parking purposes

Required Open Yard Area

1,250 s.f. + 20 foot minimum dimensions

Maximum Height Limit

30 feet

Required Off-street Parking Spaces

One House on the property 2 covered spaces
Duplex 1 covered & 1 uncovered per unit
Multiple houses or duplexes 1 covered & 1 uncovered per unit

Distance Between Main Buildings

One story building to One story building: 10 feet
One story building to Two story building: 15 feet
Two story building to Two story building: 15 feet

Minimum Lot Area for Newly Created Lots

7,500 s.f. x Slope Density
Newly created lots must also conform to the
General Plan density requirements.

Required Lot Frontage for Newly Created Lots

60 feet

If the property's zoning designation contains additional classifications that are not discussed above, please contact the Planning and Zoning Counter at (805) 564-5578 for more information on the requirements of that particular zoning designation.

PARCEL ATTRIBUTES

The following special districts or other attributes of the property are listed below. If there are no special districts or other attributes, this area will be blank.

Demolition Review Study Area

All structures 50 years or older that are proposing partial or full demolition alterations are required to be reviewed by Planning prior to building permit issuance.

Uniform Code Violation

See ZIR2009-00188 and ENF2009-00610 regarding the additions in the required yards and the removal of required covered parking.

Zoning Violation

See ZIR2009-00188 and ENF2009-00610 regarding the additions in the required yards and the removal of required covered parking.

PROPERTY DESCRIPTION

One family dwelling with attached uncovered wooden deck (irregularly shaped, approximately 10 feet by 14 feet) with a storage shed on top of it (approximately 4 feet by 5 feet).

One uncovered parking space in the required front and interior setbacks.

Lot Size (From County Assessor Records): 0.05 Acres

ADDED + CONVERTED

Unit #: This is a legal dwelling unit with ~~ILLEGALLY CONVERTED~~ habitable space

	Legal	Illegal
Bedrooms	1	0
Full Baths	1	0
Half Baths	0	0
Sinks	0	0

Smoke Detectors in: All Bedrooms? **Yes** All Hallways? **Yes**

Smoke detectors are required in each sleeping room and each hallway of each story of a dwelling unit. A fire alarm system is required in: 1) apartment houses three (3) or more stories in height or containing 16 or more dwelling units; 2) hotels three (3) or more stories in height or containing 20 or more guest rooms; and 3) congregate care residences three (3) or more stories in height or which have an occupant load of 20 or more. For more information regarding fire alarm system requirements, please call 564-5702.

The property contains **0** parking spaces in garages, **0** parking spaces in carports and **0** uncovered parking spaces.

This property has received the following discretionary land use permits, such as Conditional Use Permits, Modifications, Variances (If none, this area will be blank).

The lot size is nonconforming.

A building permit in the street file, dated 7/1/1931, indicates that there was a one car garage at the rear of the lot. According to that permit, the garage was proposed to be moved to the side yard; however, a note on the permit states that it was cancelled by the owner on 7/2/1931.

The 1930 and 1961 Sanborn Insurance Map books indicate that a one-car garage existed at the rear of the lot.

A 1/14/1971 building permit indicates that one building (single family dwelling) existed on the lot at that time.

SEE ATTACHED NOTICE OF ENFORCEMENT.

The property is legally nonconforming with respect to either density, yards and/or wall, fences and hedges. Details regarding the properties nonconformity are detailed below. A property is determined to be nonconforming if it conformed to the regulations in effect when it was permitted, but because of subsequent changes in the Zoning Ordinance or the Zoning Map, the structures do not conform to today's zoning standards. Properties with nonconforming density, yards or walls, fences and hedges exist legally, and their uses may be continued; however, there are restrictions on alterations, additions, or replacement of nonconforming structures.

The property contains structures that are located in the required front yard. Therefore, the front yard is nonconforming. The structures that encroach into the required front yard are:
Dwelling.

The property contains structures that are located in the required interior (side or rear) yards. Therefore, the interior yards are nonconforming. The structures that encroach into the required interior yards are:
Dwelling.

The property contains structures that are located in the required open yard. Therefore, the open yard is nonconforming. The structures that encroach into the required open yards are:
Dwelling.

Zoning Ordinance or Building Code Violations (if none, this area will be blank):

ZONING VIOLATIONS:

1. An addition to the rear of the residence (in the vicinity of the current bedroom) encroaches into the required interior setback and required open yard area.
2. Additions to the NW side of the residence (laundry and hot water heater enclosures) encroach into the required open yard area.
3. The one-car garage, which existed at the rear of the property at least up until 1961, was demolished at some point without the required permit, eliminating the nonconforming required parking for this site.
4. The rear wooden deck and the storage shed on top of it encroach into the required interior setback and the required open yard area.
5. The fences along the front lot line and around the uncovered parking space exceed the maximum allowable height of three and one half feet.
6. The uncovered parking space encroaches into the required front and interior setbacks.

BUILDING VIOLATIONS:

1. The additions to the rear and NW side of the residence were constructed without the required permits.
2. The one-car garage was demolished without the required permit.
3. Recent interior remodeling of the residence was completed without required permits.
4. The fence near the front lot line and along and across the driveway was constructed without the required permit.

SEE ATTACHED NOTICE OF ENFORCEMENT.

All questions regarding zoning violations should be directed to the City's Planning and Zoning Counter at 630 Garden Street, (805) 564-5578. All questions regarding building requirements, building permits or building violations should be directed to the City's Building and Safety Counter, located at 630 Garden Street (805) 564-5485.

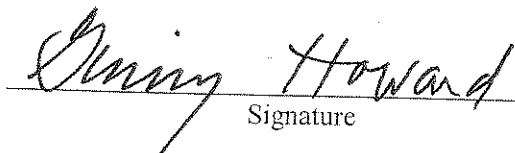
The Fine Print

- 1) Disclosures
 - a) The ZIR is a good faith effort at full disclosure to a potential buyer of authorized uses and occupancy, including zoning violations, and improvements constructed without City permits or approvals.
 - b) Improvements without permits are illegal. Previous plans showing these improvements as "existing", previous ZIRs describing improvements as legal, previous ZIRs that omit an improvement, or previous ZIRs that describe an improvement as nonconforming do not legalize illegal improvements, including structures. Only City approvals and permits legalize improvements constructed without permits.
 - c) The current ZIR is based on the most recent information, and supersedes previous ZIRs.
 - i) Improvements that existed at the time of a previous ZIR, but which were not listed on the previous ZIR or were shown as nonconforming, but which are in fact unpermitted and therefore illegal, will be subject to current standards. For example, if a 1987 ZIR did not list an accessory building in a setback, and the current ZIR shows it as a violation, the current determination supersedes the previous determination.
 - d) The zoning inspectors are not building inspectors, and are not versed in the requirements of the Uniform Codes. Therefore, this ZIR does not document violations of the Uniform Codes (such as illegal wiring, illegal plumbing, substandard structural assemblies, etc.). The ZIRs identify zoning violations and unpermitted construction.
 - e) Fences, walls, screens, hedges (See SBMC § 28.87.170)
 - i) The zoning regulations for fence, wall, screen, and hedge height became effective in 1957. Permitted fences, walls, screens, and hedges that pre-date 1957 are nonconforming as to height.
 - ii) Permits are required for fences, walls and screens that are over 3.5 feet tall from the ground to the highest point of the fence. If such permits do not exist in City records, they are considered illegal, and must be permitted and may require other City approvals. If such fences, walls, screens, and hedges are taller than allowed by the Zoning Ordinance, they must be reduced in height when required by the City. Plans in City records that show such items as "existing," do not legalize such items.
 - iii) Permits are required for retaining walls that are more than 4 feet tall measured from the bottom of the footing to the highest point on the retaining wall (permits can be required for shorter retaining walls). See the Building and Safety Division Counter for more information, at 564-5485.
 - iv) Hedges that existed prior to 1957 are nonconforming to the height limit. In order to determine whether a hedge is nonconforming, reports by three separate arborists are required, each stating that such hedge was in existence in 1957. If the three arborists' reports are not on file, such hedge is considered overheight and thus illegal.
 - f) This ZIR does not include analysis of the Solar Access Ordinance (Santa Barbara Municipal Code Chapter 28.11) as it applies to this property. Questions concerning the impact of the Ordinance on specific structures should be addressed to the Planning and Zoning Counter, located at 630 Garden Street, (805) 564-5578.
 - g) If you are selling a home, you must disclose any known earthquake weaknesses that your house has to the buyer. The State's Seismic Safety Commission has published a booklet "The Homeowner's Guide to Environmental Hazards and Earthquake Safety," which includes detailed information regarding earthquake hazard disclosure. This booklet should be available from your real estate agent/broker.
 - h) Please be advised that any alterations, additions, construction, improvements or new development may be subject to the review of the Architectural Board of Review, the Historic Landmarks Commission, the Staff Hearing Officer or the Planning Commission, depending on a number of factors. If review by one of the bodies is required, the project will be subject to environmental review, as required by the California Environmental Quality Act (CEQA). Please contact the Planning and Zoning Counter at (805) 564-5578 for more information regarding the environmental review process.

- 2) The enforcement process, as of April 19, 2004
 - a) The following major violations will be turned over to enforcement staff immediately:
 - i) Illegal dwelling units
 - ii) Illegal conversion of non-habitable space to habitable space
 - iii) Unpermitted construction of new floor area (habitable or nonhabitable)
 - iv) Elimination of required parking
 - b) Minor violations are kept on file and are required to be abated prior to or simultaneously with the first building permit that is obtained by the new property owner. HOWEVER, please be advised that all minor violations will be required to be abated in conjunction with any major violations on the property. City Staff will require that overheight fences, walls, screens and hedges be reduced in height at this time.
- 3) Validity Period and Extensions
 - a) This ZIR is valid for a period of twelve months after the date of issuance or until one transfer of title occurs, whichever occurs first.
 - b) A ZIR may be extended for a period of one year for 1/2 the price of a current ZIR, if the application for the extension is received while the ZIR is still valid. A re-inspection is not required.
- 4) Disputes regarding the content of this ZIR
 - a) You have 30 days to dispute any items in this ZIR. If you do not dispute any items, there is a rebuttable presumption that you agree with the ZIR, and any attempt to dispute such items in the future will be denied. Please contact the preparer of this Zoning Information Report.
- 5) Tenant Displacement Assistance Ordinance
Please be advised that any application to the City for a demolition, alteration, or change of use that will result in the elimination of a residential unit requires compliance with the Tenant Displacement Assistance Ordinance (SBMC Chapter 28.89). The ordinance requires notice to the tenants about your intent to file an application 60 days prior to the actual filing, and provide monetary displacement assistance.

Zoning Information Report #ZIR2009-00188 was prepared by:

Ginny Howard, Planning Technician II


Signature

May 28, 2009

THIS APPLICATION SHALL BE FILLED OUT IN INK BY THE APPLICANT.
DRAW LINES THRU ALL ITEMS BELOW THAT DO NOT APPLY TO YOUR APPLICATION.
MARK "X" IN ALL SQUARES THAT DO APPLY.

APPLICATION FOR A BUILDING OR STRUCTURE PERMIT

IS HEREBY MADE TO THE BUILDING INSPECTOR OF THE CITY OF SANTA BARBARA IN ACCORDANCE WITH
THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

920 N ALISOS ST

19C

Subd. 19C

Hammels Flood

A 6819

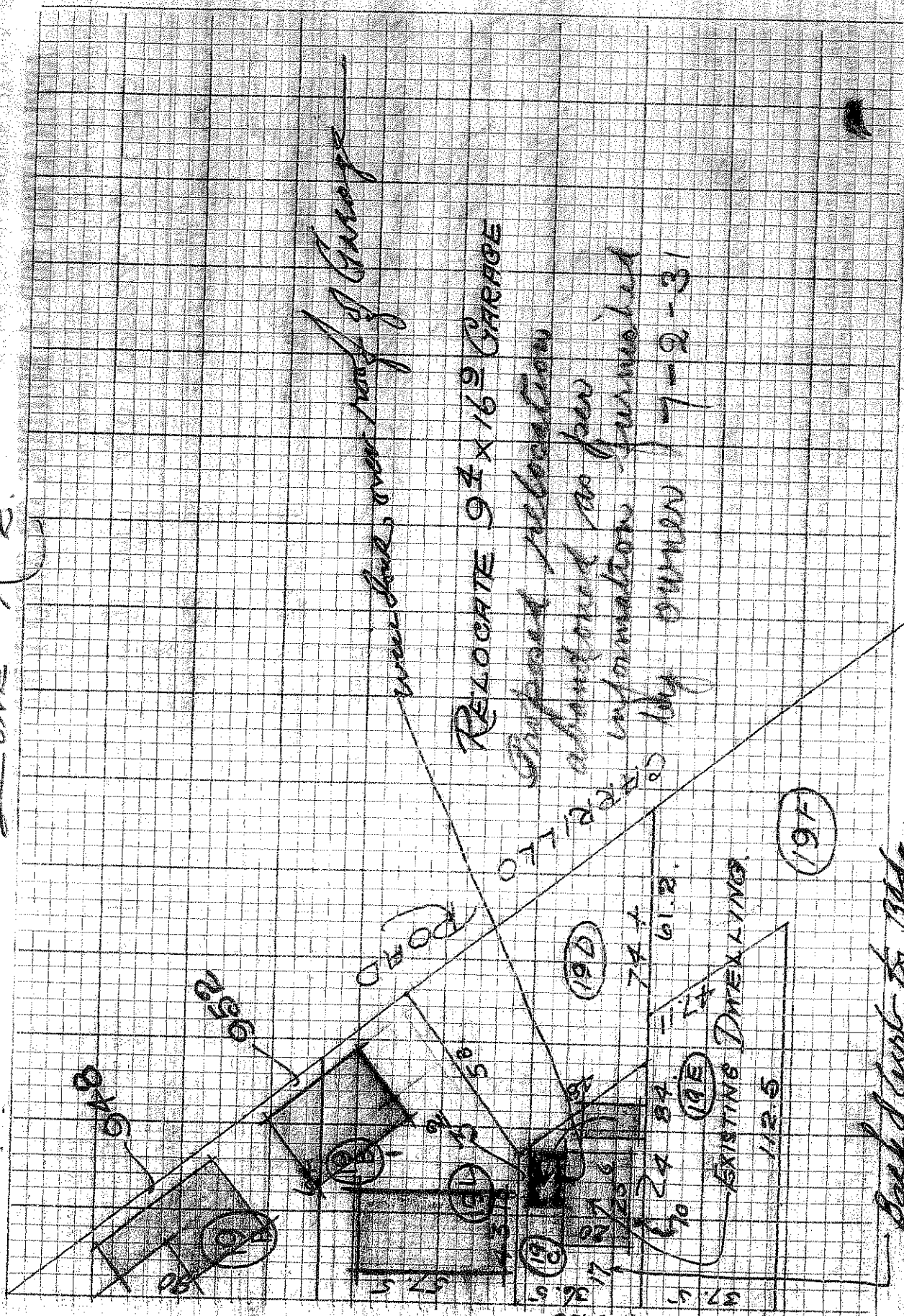
PERMIT NUMBER

HOUSE NO.	STREET	NAME	LOT NO.	BLOCK NO.	SUBDIVISION	PHONE	FOUNDATION	EXTERIOR	PIERS
	THOMAS, J. LYONS						Masonry		
ARCHITECT OR ENGINEER									
DESIGNER									
CONTRACTOR	Antonio Dares								
DESCRIPTION OF WORK	More Garage to New Section.								
see plan Plot # 100.									
Before Masonry Foundation									
USE	WIDTH	LENGTH	HEIGHT	STORIES	NUMBER OF ROOMS	FAMILIES	AREA SQ. FT.	COST	TOTAL COST
MAIN BUILDING									
DETACHED BUILDING									
ACCESSORY BUILDING	94	162							
ADDITION									
OTHER STRUCTURES									
I HAVE CAREFULLY EXAMINED AND READ THE ABOVE APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT, AND THAT ALL PROVISIONS OF THE ORDINANCES AND LAWS GOVERNING BUILDING'S CONSTRUCTION WILL BE COMPLIED WITH, WHETHER HEREIN SPECIFIED OR NOT.									
Optically SCANNED Document									
TOTAL \$ 50.00									
TOTAL \$ 2.00									

NATURE OF JOB	PLANS FILED	APPLICATION RECEIVED BY	ZONE	FIRE DIST.	CHECKED BY	OWNER OR AUTHORIZED AGENT
NEW			R2	2		Thomas Lyons
ALTERATION						
REPAIR						
MOVING						
ROOF SIGN						
BILLBOARD						
DATE 6-30-31	DATE 6-30-31	DATE 6-30-31	DATE 6-30-31	DATE 6-30-31	DATE 6-30-31	DATE 6-30-31
SHOW PLOT PLAN ON OTHER SIDE						

UNITED TRAILER

Zone Re.



11/15/05 © T.R.B.B.T #920

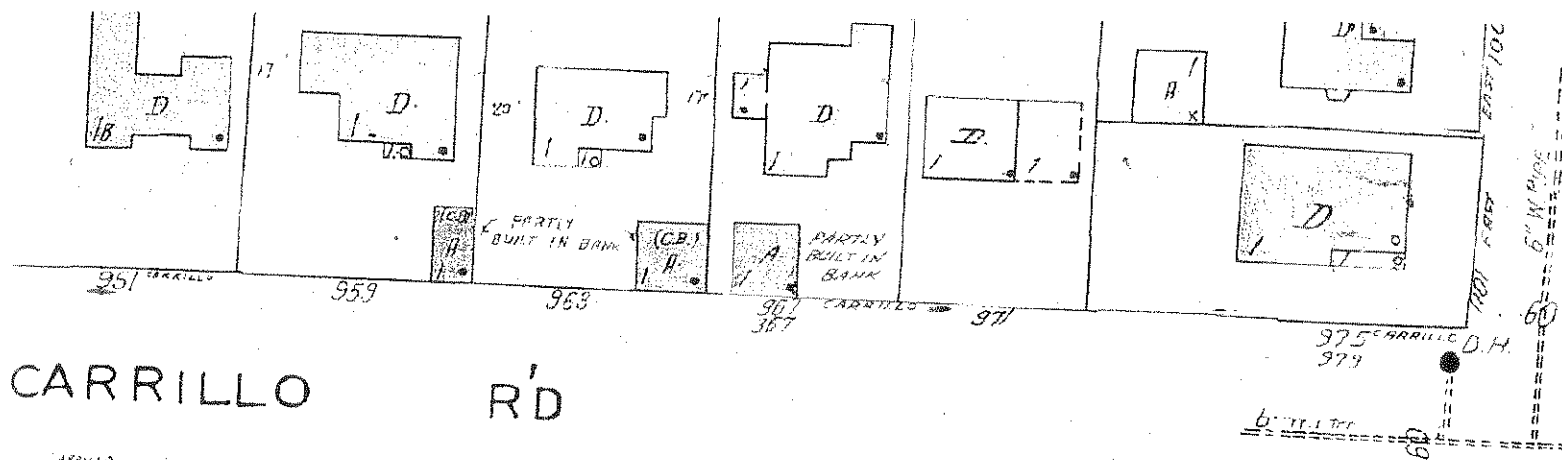
RELOCATE 9' x 16' GARAGE

Proposed relocation abandoned as per information furnished by owner 7-2-31

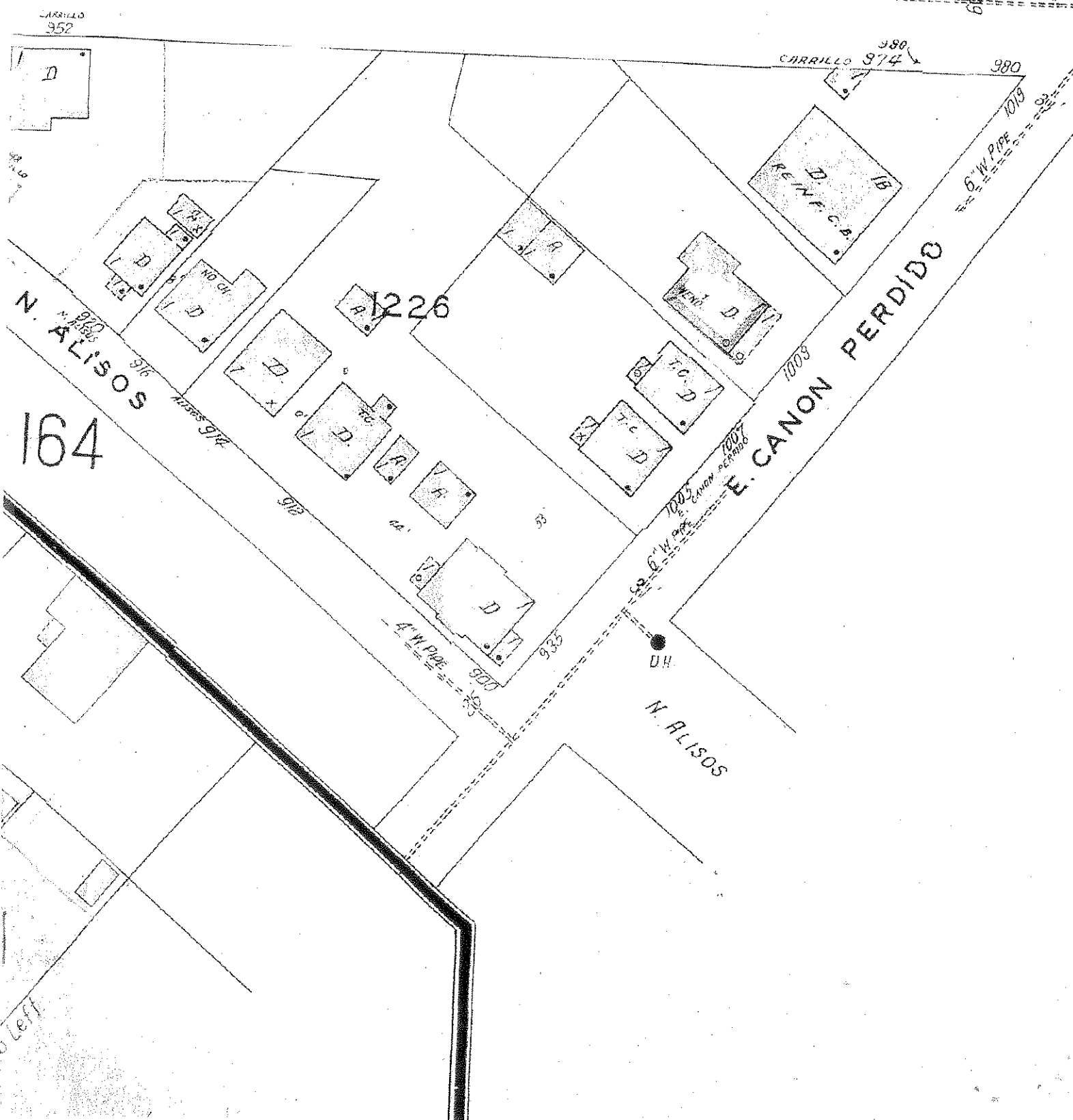
EXISTING DIMENSIONS

Back of curb to 114' - 112.5' for walk!

SIGN PLOT PLAN



CARRILLO RD



164

Letter of Notice

One or more Illegal Dwelling Units or Illegal Habitable Space were identified on the Property. An enforcement case has been created and forwarded to the Building and Safety Division. A building enforcement officer will be assigned to the case, for enforcement of the violations described in this report. These violations:

- a) May be permitted, if found to comply with all City Codes and Ordinances;
- b) Must be demolished with a building permit; or
- c) A combination of a) and b), above.

Please call and schedule a follow-up inspection to determine the type of permits required. Contact the Building & Safety Division receptionist at (805) 564-5485, and ask to speak to the inspector who is assigned to this enforcement case, number ENF2009-0061P.

The property owner (seller) is responsible for abating these violations in a timely manner. If the violations have not been abated by the time escrow closes, the new owner (buyer) becomes responsible for the abatement of the violations.

Failure of the past, present or future owner to abate these violations may result in the refusal to issue building permits, referral to the City Attorney's Office, and ultimately, Superior Court action.

920 N Alisos

Vicinity Map

APN: 029-316-013

Zone: R-2

Approx. Lot Area: 2093 sq. ft.



0 200 400 Feet

LEGEND	
	Land Use Zone Lines
	Parcel Lines
	Building Rooflines
	Retaining Wall
	Fence

Date printed:

Tue Apr 28 11:42:24 2009

All topographic features are based on aerial photographs which were taken in April of 1995.

DISCLAIMER: This map is for reference purposes only. Refer to the official Municipal Code for precise parcel zoning information.

